



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**139 HOWSE Crescent, Calgary T4B 3P6**

MLS®#: **A2172500**      Area: **Livingston**      Listing **10/10/24**      List Price: **\$710,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$10k, 20-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **3,369 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,516**  
 Low Sqft:  
 Ttl Sqft: **1,516**

DOM

**19**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked**  
 Int Feat: **Kitchen Island,Laminate Counters,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`0"	Dining Room	Main	12`7" x 9`7"
Kitchen	Main	12`7" x 13`1"	Living Room	Main	14`6" x 12`4"
3pc Ensuite bath	Second	8`3" x 6`7"	4pc Bathroom	Second	8`1" x 6`6"
Bedroom	Second	95`5" x 11`0"	Bedroom	Second	9`1" x 11`3"
Laundry	Second	5`4" x 7`5"	Bedroom - Primary	Second	13`3" x 12`0"
4pc Bathroom	Basement	4`8" x 12`0"	Bedroom	Basement	12`4" x 8`2"
Kitchen	Basement	8`9" x 8`3"	Game Room	Basement	12`3" x 6`7"

Furnace/Utility Room

Basement

8`7" x 6`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1811881**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to 139 Howse Crescent! This delightful residence is the perfect opportunity for first-time buyers or savvy investors. As you step inside, you'll be greeted by a spacious open-concept layout flooded with natural light, showcasing a warm and inviting main entrance. The living room boasts a cozy electric fireplace, ideal for family gatherings while offering peace of mind for those with kids or pets. The durable 10-pound carpet inlay adds a soft touch on the stairs and upper floor, enhancing comfort throughout. At the heart of the home is a stunning quartz kitchen island, designed for effortless cooking and entertaining. A generously sized pantry provides ample storage for all your culinary essentials, complemented by sleek stainless steel appliances. Step outside to the expansive deck, featuring a built-in gas-operated BBQ and a low-maintenance yard—perfect for outdoor gatherings and relaxation. The garage includes a convenient touch screen display for scheduled heating, ensuring efficiency with every use. On the second floor, you'll find a serene master suite complete with a walk-in closet and a private ensuite bathroom. A centrally located laundry room offers easy access from every room, making laundry day a breeze. If humidity has been a concern in the past, this home is equipped with an HRV unit to manage moisture and prevent condensation build-up. The basement features a separate exterior entrance leading to a cozy, legalized one-bedroom suite with its own laundry facilities—ideal for hosting guests, accommodating in-laws, or generating rental income. And there's more! Located nearby are fantastic local amenities, including the impressive 35,000 sq ft Livingston Hub. Here, you can enjoy a variety of recreational activities, from ice skating and tennis to basketball and splash parks. With a playground, outdoor amphitheater, and numerous programs to choose from, there's something for everyone. Don't miss your chance to call this stellar home your own!**

Inclusions:

**All appliances in basement, HRV - LifeBreath Unit in utility room With Controls for it on main floor , Countertops in the garage, BBQ, Garage Heater unit with Touch screen control pad, outdoor Water-line organizer.**

Property Listed By:

**First Place Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**























